

# 42 Canopy Circuit, Forrestfield, WA 6058

## House For Sale

Monday, 22 April 2024



42 Canopy Circuit, Forrestfield, WA 6058

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 260 m2

Type: House



Nick Mitchell  
0894759622



Alex Mitchell  
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**From \$609,000**

Tenanted until 28th July 2024 - with tenants who are willing to stay! This stunning 4 bedroom, 2 bathroom modern home encapsulates everything that we've come to expect from the Hales Estate. Stylish, contemporary living nestled amongst a community of beautiful homes and only metres away from one of the best playgrounds around. Opting to live here is a lifestyle choice you won't regret. The central kitchen in the heart of this home is STUNNING. Here you can truly appreciate 30 course higher ceilings and a cooking space that overlooks your entertaining zones. Featuring thick stone benchtops, 900mm appliances (with gas hotplates), pendant lighting, window splashback and a walk-in-pantry/scullery. Plus, out the back underneath your alfresco there's a bonus kitchenette with built-in BBQ. You won't be running out of entertaining options here. The master bedroom is very spacious and has a walk-in robe, open plan ensuite and an external door to access your own secret little side garden area. The double garage was built to allow for a 4WD compatible high clearance roller door. This home is truly perfect for families, but also functions brilliantly as a share house too. Four bedrooms are spaced apart from the front to the back, allowing for more privacy between rooms while great living spaces allow independent living to come seamlessly together. Featuring:

- 2018 built by Smart Homes for Living
- 4 bedroom, 2 bathroom
- Luxury kitchen
- 30 course high ceilings to central living
- Outdoors kitchenette
- High clearance double garage
- 260sqm block
- 122sqm internal living
- Reverse cycle ducted air-conditioning with zones

It's time to call The Mitchell Brothers Nick Mitchell - 0415 833 131 Alex Mitchell - 0404 122 943 Water rates: \$1,313.74 p/a (approx.) - Total for 2022 - 2023 financial year Council rates: \$2227.88 p/a (approx.) Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Vendor or the agent and are expressly excluded from any contract.